

150.0

Map

0002

Block

0014.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,206,200 /

USE VALUE: 1,206,200 /

ASSESSED: 1,206,200 /

Total Card /

Total Parcel

1,206,200

1,206,200

1,206,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		ROBBINS RD, ARLINGTON

OWNERSHIP

Owner 1:	GLAZIER SCOTT S
Owner 2:	NG-GLAZIER JOANNA H
Owner 3:	
Street 1:	89 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	BRYANT NAOMI -
Owner 2:	DURGAN JACOB -
Street 1:	89 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,725 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Vinyl Exterior and 3148 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 2 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	756,200	600	449,400	1,206,200
Total Card	0.108	756,200	600	449,400	1,206,200
Total Parcel	0.108	756,200	600	449,400	1,206,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	383.22	/Parcel:	383.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	688,900	600	4,725.	449,400	1,138,900	1,138,900	Year End Roll	12/18/2019
2019	101	FV	267,000	600	4,725.	421,300	688,900	688,900	Year End Roll	1/3/2019
2018	101	FV	183,500	0	4,725.	348,300	531,800	531,800	Year End Roll	12/20/2017
2017	101	FV	183,500	0	4,725.	320,200	503,700	503,700	Year End Roll	1/3/2017
2016	101	FV	183,500	0	4,725.	292,100	475,600	475,600	Year End Roll	1/4/2016
2015	101	FV	172,000	0	4,725.	286,500	458,500	458,500	Year End Roll	12/11/2014
2014	101	FV	172,000	0	4,725.	266,300	438,300	438,300	Year End Roll	12/16/2013
2013	101	FV	172,000	0	4,725.	253,300	425,300	425,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRYANT NAOMI,	75029-225	1	7/1/2020		1,425,000	No	No		
MC REAL ESTATE	72088-245	1	1/3/2019		1,342,500	No	No		
HOLMAN PHYLLIS	69074-83		3/30/2017	Estate/Div	550,000	No	No		
HOLMAN PHYLLIS	32185-95		12/28/2000	Family		1	No	No	
	9496-404		1/1/1901	Family		No	No		N

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRYANT NAOMI,	75029-225	1	7/1/2020		1,425,000	No	No		
MC REAL ESTATE	72088-245	1	1/3/2019		1,342,500	No	No		
HOLMAN PHYLLIS	69074-83		3/30/2017	Estate/Div	550,000	No	No		
HOLMAN PHYLLIS	32185-95		12/28/2000	Family		1	No	No	
	9496-404		1/1/1901	Family		No	No		N

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2018	372	Heat App	13,600	C				
2/27/2018	212	Manual	40,000	C				
4/20/2017	445	Addition	250,000	O				int fitup+32x11 ad
3/29/2017	341	Inter-De	5,500	C				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2018	372	Heat App	13,600	C				
2/27/2018	212	Manual	40,000	C				
4/20/2017	445	Addition	250,000	O				int fitup+32x11 ad
3/29/2017	341	Inter-De	5,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
6/28/2018	Measured	DGM	D Mann
6/25/2018	Permit Visit	DGM	D Mann
9/13/2017	Permit Visit	DGM	D Mann
2/22/2017	Measured	DGM	D Mann
12/22/2008	Info At Door	372	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	272	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA	___/___/___
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

